

December 1, 2008

To: Continuing Legislative Committee on State Planning and Development

Re: Interim Change to the Locational Guide Map in Norwich at Scotland/Hansen Roads

EXPLANATION OF PICTURES AND NOTATIONS ON MAP SUBMITTED AT
THE DECEMBER 1, 2008 HEARING IN NORWICH:

1. Subject parcel is approximately 60 acres of land bounded by Hansen, Scotland and White Plains Roads; and includes approximately 20 acres of wetlands and Wilcox Pond, which are under a conservation easement.

2. Subject parcel is surrounded on all sides by land designated as: "Rural," "Conservation Area," "Preservation Area," and "Existing Preserved Open Space."

West of the subject parcel is a very large tract of wetland and forest known as Bog Meadow, owned by the City of Norwich. This property is home to abundant wildlife, including: deer, geese, fox, coyotes, bobcat, turtles, fisher cat, otters, beavers, turkeys, swans, heron, song birds, owls and other wetland plant and animal species. Turtles regularly migrate between Bog Meadow and Wilcox Pond to lay eggs.

South of the subject parcel is Fairview Reservoir, a protected water source for the City of Norwich.

Immediately north of the parcel is a 450 acre parcel consisting of wetland, forest and hayland. This property has been permanently preserved by the owner via a conservation restriction in favor of Avalonia Land Conservancy.

3. Cold Brook runs from Wilcox Pond on the subject property through to the protected land north of the parcel. Experts at the Norwich Inland Wetland Commission hearing described Cold Brook as a pristine watercourse, sustaining several aquatic organisms which are highly susceptible to pollutants.

4. There are at least six long-standing, working farms within two miles of the subject property:

- Rainville Farm on Scotland Road, a working farm for several generations, where the owners raise heifers;
- Spielman Farm on Plain Hill, a working dairy farm;
- Stotts Farm on Plain Hill; where the owners produce many acres of corn and hay, and also raise heifers;

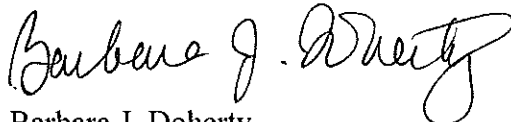
- Wisneski Farm on Plain Hill, which has over a hundred acres of hayfields;
- Chemilecki Farm, on Plain Hill, a working farm for over 50 years, presently with hayfields;
- Lillibridge Farm at Scotland Road, where the owner has several haylots.

5. Existing homes in the area around the subject parcel are on one or two acre lots, with some significantly larger properties also among them. Lots are typically wooded, with individual wells and septic systems.

6. Lawler Lane intersects Scotland Road at the subject property; and is largely forest with wetlands. A family of beavers has been at work for many months on land adjacent to the road, which has resulted in a beaver pond as part of the already existing wetlands. The proposed development at the subject property includes a plan to run water and sewer lines all the way down this road. Those lines would cross over the wetlands and Cold Brook on the subject property to get to the proposed development.

7. The existing "Neighborhood Conservation" areas in Norwich consist of houses on small lots, with heavily trafficked roads and commercial enterprises such as gas stations and convenience stores. Backus Hospital is near the intersection of Route 2-32 and Route 169; and the Norwich Free Academy is less than a mile away on Broadway. The attributes of these areas in Norwich can be contrasted with the area around the subject property, which is obviously and indisputably rural in nature.

Submitted by:



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